

POPULATION DATA APPENDIX A

■ Current Population—2000

The base year for the Growth Management Plan is 2000. Unfortunately, the results of the 2000 Census will not be known for several years. The estimate of the year 2000 population is therefore based on past trends and annual data available.

Table A-1 shows the number of housing units that were reported in the 1990 Census. The total number of units for the county as a whole, and for each city and the unincorporated area are shown, by type of structure. The number of units that were occupied is also shown, since the number of occupied units equals the number of households.

Table A-1
Housing Inventory--1990
Columbia County and its Cities

Type/Units in Structure	Total Housing Units				Occupied Housing Units			
	Columbia County	Grove-town	Harlem	Unincorp. Area	Columbia County	Grove-town	Harlem	Unincorp. Area
Single-Family Detached								
1, Detached	18,120	598	517	17,005	17,029	554	467	16,008
Mobile Home	3,546	721	29	2,796	2,967	578	28	2,361
Total	21,666	1,319	546	19,801	19,996	1,132	495	18,369
Duplex	477	24	57	396	426	20	45	361
Townhouse	414	4	6	404	379	4	4	371
Multi-Family								
3 or 4 units/building	569	44	15	510	492	30	8	454
5 to 9	257	29	17	211	216	27	13	176
10 to 19	189	67	8	114	176	62	8	106
20 to 49	22	-	-	22	22	-	-	22
50 or more	-	-	-	-	-	-	-	-
Total	1,037	140	40	857	906	119	29	758
Other	151	12	9	130	134	8	9	117
Total--All Units	23,745	1,499	658	21,588	21,841	1,283	582	19,976

Source: 1990 Census, STF1A database, U.S. Bureau of the Census.

The current population estimate is based on the number of new housing units built in the unincorporated portion of the county each year since the last census. Building permit data for the

unincorporated parts of the county are then translated into households (i.e., occupied housing units) and then into population. The population estimates for the unincorporated area are then added to the Census Bureau's population estimates for Grovetown and Harlem to create a countywide total for each year to 2000.

Table A-2 shows the number of housing units authorized by County building permits each year, and the estimated inventory of units in the unincorporated area. The approach assumes that units are constructed and available for occupancy within six months of permit issuance. Thus, units issued permits in one year would become part of the housing supply no later than July 1 of the following year.

Table A-2
Housing Inventory--2000
Unincorporated Columbia County

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Permits Issued:											
Single-Family Detached											
1, Detached	803	809	970	1,011	846	579	657	689	773	813	
MH--Single Wide	96	86	94	89	98	87	73	75	66	58	
MH--Double Wide	64	115	109	133	148	119	122	142	142	145	
Total	963	1,010	1,173	1,233	1,092	785	852	906	981	1,016	
Duplex	2	4	-	-	-	-	12	6	16	4	
Townhouse	-	24	-	-	-	89	24	75	147	74	
Multi-Family	-	24	-	3	-	-	-	-	240	198	
Total Permitted Each Year	965	1,062	1,173	1,236	1,092	874	888	987	1,384	1,292	
Housing Inventory:											
Single-Family Detached	19,801	20,764	21,774	22,947	24,180	25,272	26,057	26,909	27,815	28,796	29,812
Duplex	396	398	402	402	402	402	402	414	420	436	440
Townhouse	404	404	428	428	428	428	517	541	616	763	837
Multi-Family	857	857	881	881	884	884	884	884	884	1,124	1,322
Other	130	130	130	130	130	130	130	130	130	130	130
Total Units Each July 1:	21,588	22,553	23,615	24,788	26,024	27,116	27,990	28,878	29,865	31,249	32,541

Table A-3 presents the estimates of the population each year for the unincorporated area of the county based on increases in the housing supply. Since the number of units permitted through calendar year 1999 is known, an estimate for July 1, 2000 can be made (assuming the average six month construction period). This is added to the population in the cities for a total countywide population.

The Census Bureau has made population estimates for Harlem and Grovetown for each year through 1998. To project the population in the cities to 2000, a series of statistical regressions against the 1990-1998 data were made. First, second and third-order (straight-line, parabola and "ess" curve) regressions were applied to the 1990-1998 population estimates of the Census Bureau. For Harlem, growth has been slow but steady, and a straight-line regression appears to yield the most reliable results. Grovetown, on the other hand, had experienced a burst of

growth through 1998, most reflective of an “ess” curve in the short run. The “ess” curve data points therefore were used for 1999 and 2000.

Table A-3
Population Estimates--1990-2000
Columbia County and its Cities

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Total Units Each July 1:	21,588	22,553	23,615	24,788	26,024	27,116	27,990	28,878	29,865	31,249	32,541
x Percent Occupied	92.5%	92.7%	92.9%	93.1%	93.3%	93.5%	93.7%	93.9%	94.1%	94.3%	94.5%
= Number of Households	19,976	20,913	21,945	23,083	24,286	25,358	26,230	27,119	28,105	29,469	30,751
x Persons per Household	3.03	3.03	3.03	3.03	3.03	3.03	3.00	2.99	2.99	2.95	2.92
= Population in Households	60,623	63,467	66,599	70,052	73,489	76,733	78,612	80,960	84,012	86,901	89,823
+ Pop in Group Quarters	422	422	422	422	422	422	422	422	422	422	422
= Unincorporated Area	61,045	63,889	67,021	70,474	73,911	77,155	79,034	81,382	84,434	87,323	90,245
+ Grovetown	3,645	3,706	3,749	3,910	4,132	4,356	4,631	4,994	5,279	5,636	5,983
+ Harlem	2,220	2,229	2,248	2,329	2,375	2,411	2,414	2,435	2,445	2,506	2,538
Total County	66,910	69,824	73,018	76,713	80,418	83,922	86,079	88,811	92,158	95,465	98,766

Note: Populations for Grovetown and Harlem, 1990-1998, are estimates by the U.S. Bureau of the Census. 1999-2000 are projected using a first order (straight line) regression.

Two important variables affect the population estimates: vacancy rates and average household sizes. These deserve some special discussion.

Vacancy Rates

In 1990, the Census reported that 1,612 of the 21,588 housing units in the unincorporated parts of the county were vacant and 19,976 occupied, or 7.5% vacant and 92.5% occupied. This vacancy percentage is viewed as a very high number and reflects the general census undercount that occurred throughout the country. Other jurisdictions have documented that many units counted as “vacant” actually were occupied but the census surveyors did not contact the residents. Independent time-series data on vacancies, however, is not available.

Housing in the unincorporated parts of the county in 1990 was overwhelmingly owner-occupied sales housing, which generally enjoys the lowest average vacancy rates of all types of housing. In the past two years, multi-family housing has begun to be developed in the county, which usually has a higher average vacancy rate compared to single-family homes due to more frequent turnover of the residents (move-outs and move-ins).

Based generally on experience in other cities and counties, an average vacancy rate of 5.5% is more realistic at the present time, yielding a “percent occupied” figure for the unincorporated area of 94.5%. For the population estimates, a straight-line increase in the percentage of units actually occupied from 1990 to 2000 is assumed.

Average Household Size

The number of occupied housing units in the unincorporated parts of the county is the same as the number of households. The average number of people in these households is used to calculate the total number of people in the unincorporated parts of the county.

For 1990, the Census reported 422 people living in group quarters¹ in the unincorporated parts of the county, leaving 60,623 living in households. This population, occupying 19,976 housing units results in an average household size of 3.03 for the unincorporated area.

Nationwide, average household sizes have been falling for the past three decades. In Columbia County, Woods & Poole estimated that the average size by 2000 would be 2.92 persons per household, falling from 2.99 in 1990 for the entire county (including the cities). In the unincorporated areas of the county, however, it appears that average household size remained constant at 3.03 through 1995, and did not begin to significantly decrease until the past two years.

This trend is consistent with available data. Housing permitting activity continued to be almost exclusively single-family detached homes through 1994, with some duplex and townhouse construction beginning to appear in 1995 and generally increasing since then (see Table A-2). In 1998 and 1999, significant numbers of multi-family units were issued permits, coming on line in 1999 and 2000. Single-family homes tend to have the highest household sizes, while multi-family units tend to have the lowest.

■ Household Income Data

The following Tables A-4, A-5 and A-6 show the source data used in the Population chapter regarding income groups in 1990. This data is available only from the Census' 1990 estimated data, based on the long form (i.e., a sample rather than the actual count). The total number of households, therefore, differs from the actual count due to sampling error. The income data, of course, is expressed in the 1990 Census' then-current 1989 dollars.

■ Housing Values and Rental Costs

The following Tables A-7 and A-8 present cost-of-housing data for owner-occupied and renter-occupied housing units, taken from the 1990 Census. Comparisons are shown between Columbia County, neighboring counties and the State, and between Columbia County and its two cities. All of the data on the two tables is expressed in then-current 1989 dollars.

¹ Group quarters include nursing homes, military quarters and correctional institutions.

Table A-4
Household Income Distribution--1990

Columbia, Richmond, McDuffie County, and the State

	Columbia County		Richmond County		McDuffie County		Georgia	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than \$5,000	727	3.34%	7,109	10.34%	851	11.73%	187,826	7.94%
\$5,000 to \$9,999	903	4.14%	6,781	9.86%	918	12.66%	210,252	8.88%
\$10,000 to \$12,499	540	2.48%	3,687	5.36%	476	6.56%	110,044	4.65%
\$12,500 to \$14,999	650	2.98%	2,817	4.10%	400	5.52%	94,098	3.98%
\$15,000 to \$17,499	650	2.98%	3,494	5.08%	453	6.25%	111,240	4.70%
\$17,500 to \$19,999	696	3.19%	3,094	4.50%	328	4.52%	98,883	4.18%
\$20,000 to \$22,499	821	3.77%	3,874	5.63%	387	5.34%	114,410	4.83%
\$22,500 to \$24,999	713	3.27%	3,157	4.59%	291	4.01%	94,035	3.97%
\$25,000 to \$27,499	765	3.51%	3,573	5.19%	241	3.32%	108,915	4.60%
\$27,500 to \$29,999	817	3.75%	2,619	3.81%	273	3.76%	88,064	3.72%
\$30,000 to \$32,499	974	4.47%	3,265	4.75%	253	3.49%	107,248	4.53%
\$32,500 to \$34,999	759	3.48%	2,325	3.38%	196	2.70%	79,506	3.36%
\$35,000 to \$37,499	1,086	4.98%	2,646	3.85%	274	3.78%	91,230	3.85%
\$37,500 to \$39,999	746	3.42%	1,754	2.55%	198	2.73%	68,975	2.91%
\$40,000 to \$42,499	986	4.53%	2,351	3.42%	336	4.63%	83,586	3.53%
\$42,500 to \$44,999	768	3.52%	1,774	2.58%	172	2.37%	60,811	2.57%
\$45,000 to \$47,499	844	3.87%	1,769	2.57%	148	2.04%	65,808	2.78%
\$47,500 to \$49,999	612	2.81%	1,204	1.75%	135	1.86%	50,507	2.13%
\$50,000 to \$54,999	1,328	6.09%	2,425	3.53%	190	2.62%	100,809	4.26%
\$55,000 to \$59,999	1,175	5.39%	1,918	2.79%	178	2.45%	79,153	3.34%
\$60,000 to \$74,999	2,494	11.45%	3,482	5.06%	260	3.59%	161,705	6.83%
\$75,000 to \$99,999	1,533	7.04%	2,055	2.99%	200	2.76%	109,354	4.62%
\$100,000 to \$124,999	684	3.14%	816	1.19%	13	0.18%	40,880	1.73%
\$125,000 to \$149,999	176	0.81%	169	0.25%	17	0.23%	16,094	0.68%
\$150,000 or more	343	1.57%	626	0.91%	64	0.88%	33,142	1.40%
Total	21,790	100.00%	68,784	100.00%	7,252	100.00%	2,366,575	100.00%

Columbia County and its Cities

	Columbia County		Grovetown		Harlem		Uninc. Area	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than \$5,000	727	3.34%	105	8.15%	36	6.10%	586	2.94%
\$5,000 to \$9,999	903	4.14%	78	6.06%	77	13.05%	748	3.76%
\$10,000 to \$12,499	540	2.48%	93	7.22%	29	4.92%	418	2.10%
\$12,500 to \$14,999	650	2.98%	122	9.47%	40	6.78%	488	2.45%
\$15,000 to \$17,499	650	2.98%	164	12.73%	16	2.71%	470	2.36%
\$17,500 to \$19,999	696	3.19%	60	4.66%	23	3.90%	613	3.08%
\$20,000 to \$22,499	821	3.77%	85	6.60%	28	4.75%	708	3.56%
\$22,500 to \$24,999	713	3.27%	54	4.19%	36	6.10%	623	3.13%
\$25,000 to \$27,499	765	3.51%	61	4.74%	25	4.24%	679	3.41%
\$27,500 to \$29,999	817	3.75%	66	5.12%	34	5.76%	717	3.60%
\$30,000 to \$32,499	974	4.47%	45	3.49%	7	1.19%	922	4.63%
\$32,500 to \$34,999	759	3.48%	36	2.80%	27	4.58%	696	3.50%
\$35,000 to \$37,499	1,086	4.98%	50	3.88%	28	4.75%	1,008	5.06%
\$37,500 to \$39,999	746	3.42%	39	3.03%	20	3.39%	687	3.45%
\$40,000 to \$42,499	986	4.53%	68	5.28%	20	3.39%	898	4.51%
\$42,500 to \$44,999	768	3.52%	20	1.55%	22	3.73%	726	3.65%
\$45,000 to \$47,499	844	3.87%	10	0.78%	22	3.73%	812	4.08%
\$47,500 to \$49,999	612	2.81%	12	0.93%	14	2.37%	586	2.94%
\$50,000 to \$54,999	1,328	6.09%	49	3.80%	18	3.05%	1,261	6.33%
\$55,000 to \$59,999	1,175	5.39%	18	1.40%	19	3.22%	1,138	5.72%
\$60,000 to \$74,999	2,494	11.45%	41	3.18%	27	4.58%	2,426	12.18%
\$75,000 to \$99,999	1,533	7.04%	-	0.00%	16	2.71%	1,517	7.62%
\$100,000 to \$124,999	684	3.14%	-	0.00%	5	0.85%	679	3.41%
\$125,000 to \$149,999	176	0.81%	-	0.00%	1	0.17%	175	0.88%
\$150,000 or more	343	1.57%	12	0.93%	-	0.00%	331	1.66%
Total	21,790	100.00%	1,288	100.00%	590	100.00%	19,912	100.00%

Table A-5
Income Groups--1990 Households
Columbia, Richmond, McDuffie County, and the State

	Columbia County	Richmond County	McDuffie County	Georgia	Columbia as a Percentage of:		
					Richmond	McDuffie	Georgia
Less than \$25,000	26.16%	49.45%	56.59%	43.13%	52.9%	46.2%	60.6%
\$25,000 to \$39,999	23.62%	23.53%	19.79%	22.98%	100.4%	119.4%	102.8%
\$40,000 to \$59,999	26.22%	16.63%	15.98%	18.62%	157.6%	164.1%	140.8%
\$60,000 or more	24.00%	10.39%	7.64%	15.26%	231.0%	314.2%	157.3%

Note: All figures reflect 1989 dollars.

Source: 1990 Census, Bureau of the Census, U.S. Dept. of Commerce.

Table A-6
Income Groups--1990 Households
Columbia County and its Cities

	Columbia County	Grove- town	Harlem	Columbia as a % of:	
				Grovetown	Harlem
Less than \$25,000	26.16%	59.08%	48.31%	44.3%	54.2%
\$25,000 to \$39,999	23.62%	23.06%	23.90%	102.4%	98.8%
\$40,000 to \$59,999	26.22%	13.74%	19.49%	190.8%	134.5%
\$60,000 or more	24.00%	4.11%	8.31%	583.3%	289.0%

Note: All figures reflect 1989 dollars.

Source: 1990 Census, Bureau of the Census, U.S. Dept. of Commerce.

Table A-7
Owner-Occupied Housing Value--1990

Columbia, Richmond, McDuffie County, and the State

	Columbia County		Richmond County		McDuffie County		Georgia	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Value Range (\$1,000s)								
Less than \$15	100	0.7%	705	2.2%	153	5.1%	33,117	2.9%
\$15 to 20	49	0.4%	507	1.6%	72	2.4%	20,283	1.8%
\$20 to 25	97	0.7%	816	2.5%	108	3.6%	27,177	2.4%
\$25 to 30	113	0.8%	1,025	3.2%	149	5.0%	32,584	2.9%
\$30 to 35	183	1.3%	1,498	4.6%	250	8.4%	42,721	3.8%
\$35 to 40	212	1.5%	1,890	5.9%	309	10.4%	47,870	4.2%
\$40 to 45	339	2.5%	2,390	7.4%	303	10.2%	55,824	4.9%
\$45 to 50	432	3.1%	2,686	8.3%	246	8.2%	54,914	4.8%
\$50 to 60	1,204	8.7%	5,452	16.9%	366	12.3%	113,500	10.0%
\$60 to 75	2,826	20.5%	6,562	20.3%	428	14.3%	188,039	16.5%
\$75 to 100	3,893	28.2%	5,144	15.9%	351	11.8%	229,628	20.2%
\$100 to 125	1,330	9.6%	1,402	4.3%	126	4.2%	98,201	8.6%
\$125 to 150	1,099	8.0%	739	2.3%	64	2.1%	65,004	5.7%
\$150 to 175	802	5.8%	462	1.4%	30	1.0%	41,837	3.7%
\$175 to 200	477	3.5%	268	0.8%	7	0.2%	25,041	2.2%
\$200 to 250	370	2.7%	279	0.9%	11	0.4%	26,106	2.3%
\$250 to 300	146	1.1%	187	0.6%	7	0.2%	13,843	1.2%
\$300 to 400	108	0.8%	157	0.5%	2	0.1%	11,822	1.0%
\$400 to 500	23	0.2%	68	0.2%	2	0.1%	4,632	0.4%
\$500 or more	13	0.1%	49	0.2%	1	0.0%	6,632	0.6%

Columbia County and its Cities

	Columbia County		Grovetown		Harlem		Uninc. Area	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Value Range (\$1,000s)								
Less than \$15	100	0.7%	4	1.1%	8	2.2%	88	0.7%
\$15 to 20	49	0.4%	3	0.8%	8	2.2%	38	0.3%
\$20 to 25	97	0.7%	8	2.1%	10	2.8%	79	0.6%
\$25 to 30	113	0.8%	6	1.6%	14	3.9%	93	0.7%
\$30 to 35	183	1.3%	17	4.5%	20	5.6%	146	1.1%
\$35 to 40	212	1.5%	23	6.1%	25	7.0%	164	1.3%
\$40 to 45	339	2.5%	39	10.3%	48	13.4%	252	1.9%
\$45 to 50	432	3.1%	43	11.4%	29	8.1%	360	2.8%
\$50 to 60	1,204	8.7%	121	32.0%	63	17.6%	1,020	7.8%
\$60 to 75	2,826	20.5%	76	20.1%	66	18.5%	2,684	20.5%
\$75 to 100	3,893	28.2%	30	7.9%	42	11.8%	3,821	29.2%
\$100 to 125	1,330	9.6%	6	1.6%	12	3.4%	1,312	10.0%
\$125 to 150	1,099	8.0%	-	0.0%	9	2.5%	1,090	8.3%
\$150 to 175	802	5.8%	1	0.3%	1	0.3%	800	6.1%
\$175 to 200	477	3.5%	1	0.3%	1	0.3%	475	3.6%
\$200 to 250	370	2.7%	-	0.0%	-	0.0%	370	2.8%
\$250 to 300	146	1.1%	-	0.0%	1	0.3%	145	1.1%
\$300 to 400	108	0.8%	-	0.0%	-	0.0%	108	0.8%
\$400 to 500	23	0.2%	-	0.0%	-	0.0%	23	0.2%
\$500 or more	13	0.1%	-	0.0%	-	0.0%	13	0.1%

Source: 1990 Census, STF1A database, U.S. Bureau of the Census.

Table A-8

Renter-Occupied Housing Cost--1990**Columbia, Richmond, McDuffie County, and the State**

	Columbia County		Richmond County		McDuffie County		Georgia	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Monthly Contract Rent								
Less than \$100	146	3.3%	2,539	8.6%	396	18.4%	70,294	8.8%
\$100 to 150	105	2.4%	2,486	8.4%	314	14.6%	54,960	6.8%
\$150 to 200	260	6.0%	2,028	6.9%	427	19.8%	61,848	7.7%
\$200 to 250	470	10.8%	2,675	9.1%	349	16.2%	64,724	8.1%
\$250 to 300	424	9.7%	3,922	13.3%	243	11.3%	67,095	8.4%
\$300 to 350	476	10.9%	4,409	15.0%	140	6.5%	69,428	8.6%
\$350 to 400	778	17.8%	4,568	15.5%	54	2.5%	84,206	10.5%
\$400 to 450	410	9.4%	2,801	9.5%	29	1.3%	76,259	9.5%
\$450 to 500	309	7.1%	1,429	4.9%	6	0.3%	64,996	8.1%
\$500 to 550	205	4.7%	676	2.3%	11	0.5%	48,921	6.1%
\$550 to 600	137	3.1%	280	1.0%	2	0.1%	33,580	4.2%
\$600 to 650	101	2.3%	146	0.5%	-	0.0%	22,530	2.8%
\$650 to 700	125	2.9%	102	0.3%	-	0.0%	14,392	1.8%
\$700 to 750	65	1.5%	91	0.3%	3	0.1%	7,992	1.0%
\$750 to 1,000	81	1.9%	88	0.3%	1	0.0%	13,143	1.6%
\$1,000 or more	42	1.0%	23	0.1%	-	0.0%	5,131	0.6%
No cash rent	230	5.3%	1,192	4.0%	178	8.3%	43,333	5.4%

Columbia County and its Cities

	Columbia County		Grovetown		Harlem		Uninc. Area	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Monthly Contract Rent								
Less than \$100	146	3.3%	9	1.3%	30	17.6%	107	3.1%
\$100 to 150	105	2.4%	28	4.0%	12	7.1%	65	1.9%
\$150 to 200	260	6.0%	89	12.7%	40	23.5%	131	3.8%
\$200 to 250	470	10.8%	197	28.0%	26	15.3%	247	7.1%
\$250 to 300	424	9.7%	135	19.2%	20	11.8%	269	7.7%
\$300 to 350	476	10.9%	66	9.4%	15	8.8%	395	11.3%
\$350 to 400	778	17.8%	114	16.2%	7	4.1%	657	18.8%
\$400 to 450	410	9.4%	19	2.7%	3	1.8%	388	11.1%
\$450 to 500	309	7.1%	22	3.1%	1	0.6%	286	8.2%
\$500 to 550	205	4.7%	1	0.1%	-	0.0%	204	5.8%
\$550 to 600	137	3.1%	1	0.1%	1	0.6%	135	3.9%
\$600 to 650	101	2.3%	1	0.1%	1	0.6%	99	2.8%
\$650 to 700	125	2.9%	1	0.1%	-	0.0%	124	3.6%
\$700 to 750	65	1.5%	-	0.0%	2	1.2%	63	1.8%
\$750 to 1,000	81	1.9%	-	0.0%	-	0.0%	81	2.3%
\$1,000 or more	42	1.0%	-	0.0%	-	0.0%	42	1.2%
No cash rent	230	5.3%	20	2.8%	12	7.1%	198	5.7%

Source: 1990 Census, STF1A database, U.S. Bureau of the Census.

■ Age of Housing Stock

Table A-9 presents data from the 1990 Census regarding the age of Columbia County's housing stock, and a comparison to comparable data for the state. Since housing construction data is not available statewide for the years since 1990, a more current comparison is not possible.

Table A-9
Housing Age--1990
Columbia County and the State

Year Structure Built	Columbia County	Grove-Town	Harlem	Unincorp. County	Percent of All Housing		
					Columbia County	Unincorp. County	Georgia
Before 1940	403	102	82	219	1.7%	1.0%	8.1%
1940 to 1949	307	13	50	244	1.3%	1.1%	6.4%
1950 to 1959	1,302	100	114	1,088	5.5%	5.0%	11.7%
1960 to 1969	2,730	178	155	2,397	11.5%	11.1%	17.2%
1970 to 1979	7,171	583	105	6,483	30.2%	30.0%	24.5%
1980 to 1990	11,832	494	181	11,157	49.8%	51.7%	32.1%
Total	23,745	1,470	687	21,588	100.0%	100.0%	100.0%

Source: 1990 Census, STF3A database, U.S. Bureau of the Census, Department of Commerce.

In 1990, half of Columbia County's housing supply had been built in the decade of the 1980s, and 80% of the housing units were no more than 20 years old. While the state as a whole also reflected the "boom" years of the 1980s with almost one-third of the housing in the state constructed during that decade, and altogether almost 60% of the state's housing no more than 20 years old, Columbia County's construction clearly outpaced the state. At the other end of the spectrum, only 3% of all housing in the county predated 1950, compared to 14.5% of the state's housing supply.

On a percentage basis, housing in Grovetown and Harlem is slightly older than in the unincorporated county, and the cities grew at a slightly higher rate than the unincorporated area through 1979. In the 1980s, however, proportionately more houses were added in the unincorporated area. These trends, which reflect the historic growth of the two cities and the massive suburbanization of Columbia County, continued through the 1990s.

■ Historic Racial Characteristics

The racial composition of Columbia County has always reflected a clearly White-majority population, although racial minorities and people of Hispanic origin have been attracted to the county in growing numbers over the past several decades. Table A-10 is drawn from data supplied by the Bureau of the Census, which includes data from the decennial Censuses of 1970, 1980 and 1990, supplemented by Census estimates for the intervening 5-year increments.

Table A-10
Historic Racial Characteristics
Columbia County

	1970	1975	1980	1985	1990	1995	Percent Increase		
							1970-80	1980-90	1990-95
White	17,549	24,334	34,103	44,422	56,785	70,635	94.3%	66.5%	24.4%
Black	4,816	5,043	5,903	6,384	7,282	10,264	22.6%	23.4%	41.0%
Other Races	109	281	468	1,088	1,964	3,055	329.4%	319.7%	55.5%
Total Population	22,474	29,658	40,474	51,894	66,031	83,954	80.1%	63.1%	27.1%
<i>Hispanic Origin*</i>	72	180	304	452	962	1,807	322.2%	216.4%	87.8%

*All races.

Source: U.S. Bureau of Census.

During the 1970-1990 period, increases in the Black population lagged behind increases among other races (primarily Asians) on a proportional basis.² Since 1990, an upswing in Black population growth has been estimated by the Census Bureau, along with a notable reduction in the rate of increase for "Other Races." Overall, however, the county's White population increased its proportional share from 78% in 1970, to 84% in 1980, to 86% in 1990. Since 1990, Census estimates suggest that the increase in minority population has eroded the White population's proportion to 84% in 1990 (and to 83% in 1997—see Chapter 3, Population).

² The Census Bureau classified about 90% of all persons of Hispanic origin as White in both 1990 and 1995.

■ Short-Term Population Forecasts

Population forecasts for Columbia County and its cities are presented in Chapter 3, Population, to the year 2020 in five-year increments. The following Table A-11 provides population estimates for each of the years between 2000 and 2005.

Table A-11
Population Forecasts 2000-2005
 Columbia County and its Cities

	2000	2001	2002	2003	2004	2005
Columbia County Total	98,766	102,028	105,298	108,546	111,791	115,016
<i>Grovetown</i>	5,983	6,181	6,379	6,576	6,774	6,972
<i>Harlem</i>	2,538	2,570	2,602	2,635	2,667	2,699
Subtotal--Cities	8,521	8,751	8,981	9,211	9,441	9,671
Unincorporated County	90,245	93,277	96,317	99,335	102,350	105,345

Sources: County totals, Woods & Poole Economists, Washington, D.C., 1999.

City totals, Cooper-Ross sv based on 1990-98 Census estimates.

Note: All data are as of July 1 of the year shown.

